



Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 934 Woronoca Avenue

DATE: March 11, 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	934 Woronoca Avenue	Neighborhood:	Cottage Line
Zoning:	R-11	Standard Lot Size:	37.5 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	25 Ft. x 125 Ft.
House Size: (Width x Depth)	18.83 Ft. x 53 Ft.	Square Footage:	1946 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development
Zoning Certification for Non-Standard Lots**

Applicant Information

Applicant Name:	Builders Unique	Date of Application:	November 9, 2015
Mailing Address:	6620 Indian River Road, Suite B		
City, State, Zip Code:	Virginia Beach, VA 23462		
Phone Number:	757-343-2043	E-Mail:	

Property Information

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Zoning:	R-11	Standard Lot Size:	37.5 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	25 Feet X 125 Feet
Proposed House Size:	18.10 Feet x 53 Feet	Square Footage:	1946 SF

The proposed building plans and elevations for development of the site at 934 Woronoca Avenue and located in the Cottage Line neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

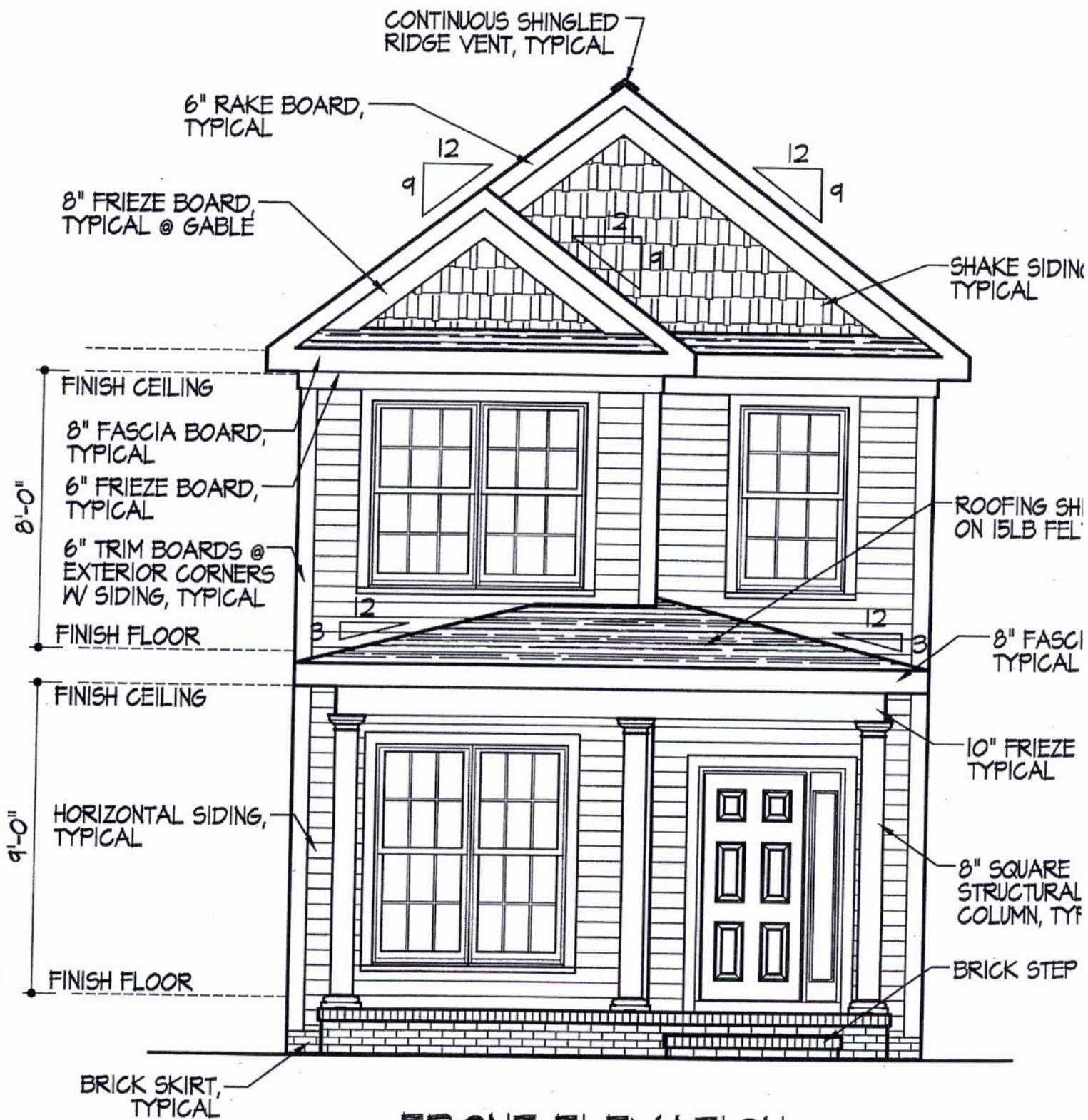
Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

A handwritten signature in black ink, appearing to read "George Homewood".

George Homewood, AICP, Director
City Planning

BC: City Manager's Office
Planning Director
Program Manager
Building Official

February 18, 2016
Date

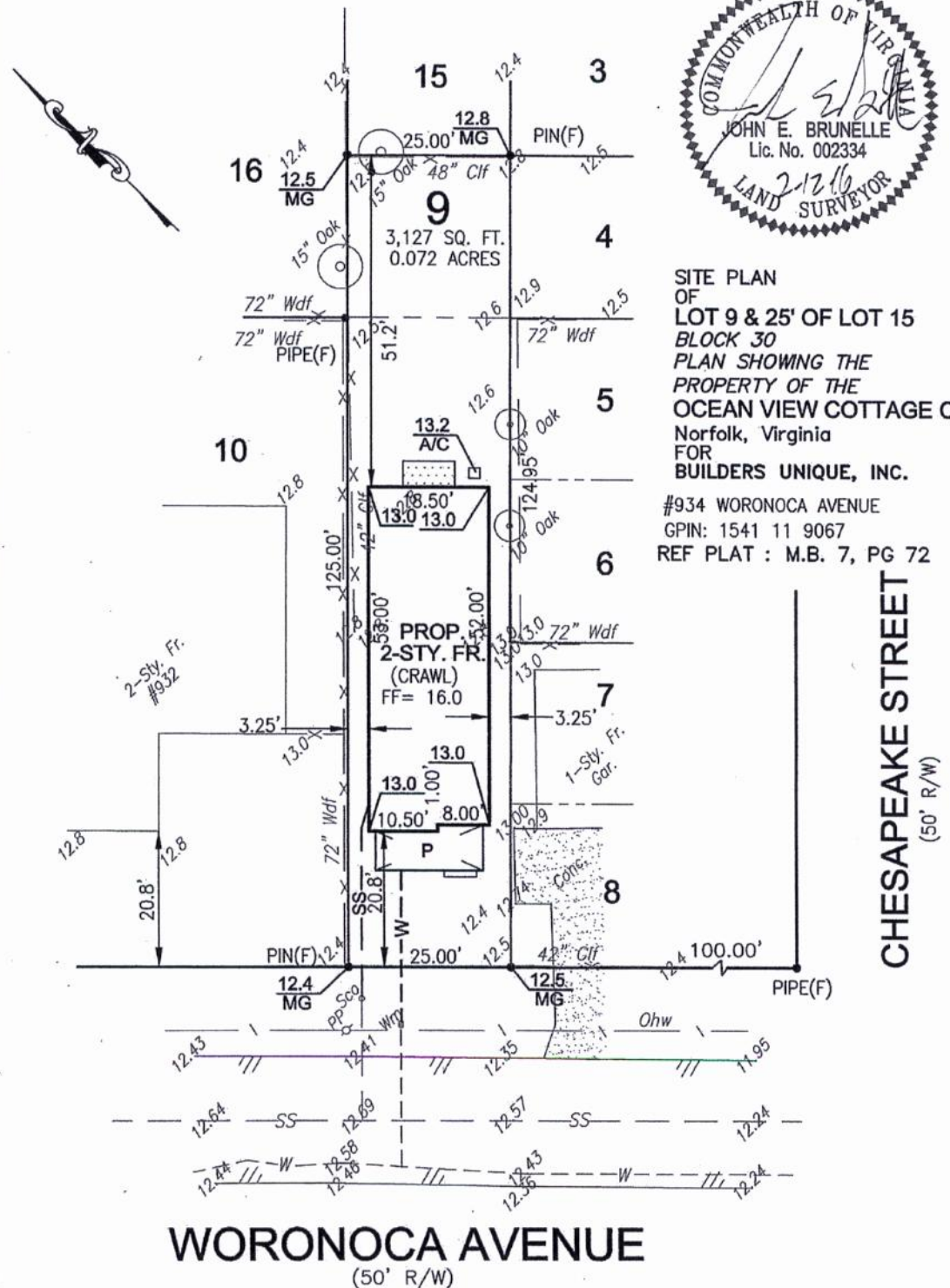


FRONT ELEVATION

1/4" = 1'-0"

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- A circular professional seal for a surveyor in the Commonwealth of Virginia. The outer ring contains the text "COMMONWEALTH OF VIRGINIA" at the top and "LAND SURVEYOR" at the bottom, separated by a decorative border. In the center, the name "JOHN E. BRUNELLE" is printed above the license number "Lic. No. 002334". A handwritten signature is scrawled across the center, and the date "2-12-16" is handwritten over the license number.

#934 WORONOKA AVENUE
GPIN: 1541 11 9067
REF PLAT : M.B. 7, PG 72



REVISÉ: FEBRUARY 12, 2016